

# Victoria Road

Netherfield  
Nottingham  
NG4 2HU

Asking Price £2,250,000



 0115 841 1155



- Guide Price: £2,250,000 – reflecting a 7.8% net yield
- Secure, long-term income with a strong covenant and stable operational track record
- Fully let to Inclusion Housing (Registered Provider) on a 19-year unexpired lease
- CPI-linked annual uplifts each April
- Recently redeveloped to a high supported living specification, including thermal upgrades, wet rooms
- No landlord costs – tenant responsible for full repairs, insurance, and management (FRI lease)
- Freehold block comprising 13 core flats, staff office, common room, 5 parking spaces, and landscaped
- Passing Rent: £176,341.70 p.a., paid monthly
- Supported living accommodation with Aspirations as the care provider
- Contact Joe Hargreaves - FHP Living



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## Victoria Road, Netherfield, Nottingham, NG4 2HU

### Key Features

Wesley House, Nottingham – Secure Supported Living Investment | £176,341 p.a. Income | £2.25M (7.8% Net Yield) - No landlord costs – tenant responsible for full repairs, insurance, and management (FRI lease)







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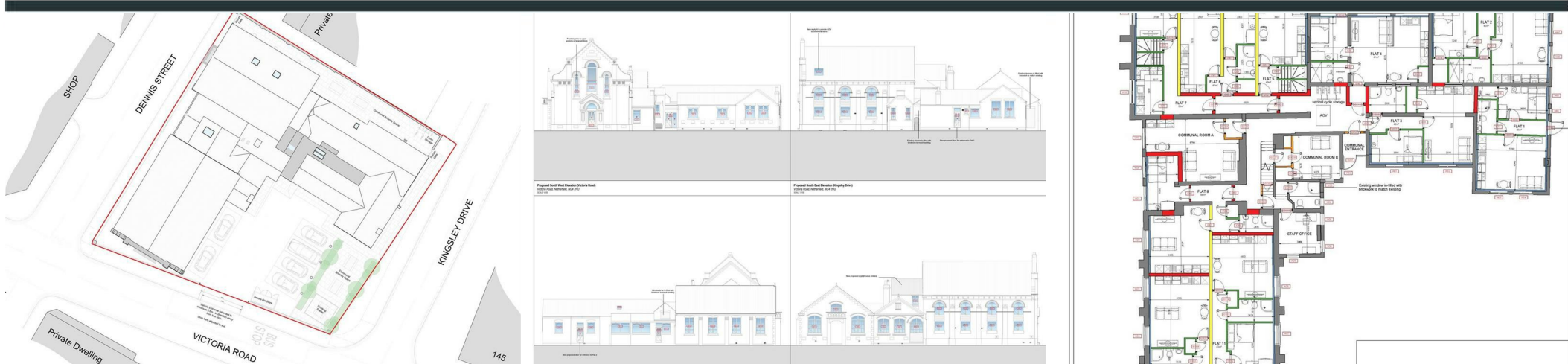
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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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